

CHAPTER 1: VISION, CHARACTER AREAS AND LAND USE

OVERVIEW

Under the state's local planning requirements, a "citywide" vision statement is optional. The state's planning rules contemplate that a citywide vision, if desired by a local government, be developed during implementation of the formal Community Participation Program (which includes three visioning forums to be scheduled). In the case of the Sandy Springs Citizens Advisory Committee (CAC), it was determined early in its deliberations (July-August 2006) that establishing a citywide vision was essential to the planning process. Hence, although not contemplated in state rules to be included as part of the Community Assessment, the Community Assessment Report contained a statement of citywide vision which was refined and approved by the CAC.

During the review process of the Community Assessment, which contained a citywide vision statement, one additional comment was received which has been incorporated into the vision statement:

CITYWIDE VISION

Sandy Springs will continue to be characterized by residential neighborhoods of predominantly single-family, detached homes at low densities. The City will strive to ensure that existing single-family neighborhoods will continue to be characterized by large lots, substantial tree cover, and low vehicular traffic.



Representative of Sandy Springs neighborhoods, this photo shows a detached dwelling at low density with substantial tree cover and low vehicular traffic

Limited infill development will occur within the city's single-family neighborhoods. Redevelopment within single-family neighborhoods may take place through "tear downs" of older, smaller homes and replacement with single-family houses at compatible densities as provided in the revised future land use plan. These neighborhoods will receive a minimal share of the City's projected population and employment increases.



**A new home on an older home site
along Mt. Vernon Parkway; further right,
another infill home under construction**

Sandy Springs will prepare and implement a comprehensive approach to reshape and redevelop suburban-style, auto-oriented land use patterns along Roswell Road into more compact, mixed-use, pedestrian-friendly places that are well served by bicycle, pedestrian, and public transit facilities, relieved from traffic congestion by a defined grid network of streets, and anchored by civic and institutional land uses, including a new Sandy Springs City Hall.



Representative pedestrian-friendly redevelopment in Sandy Springs

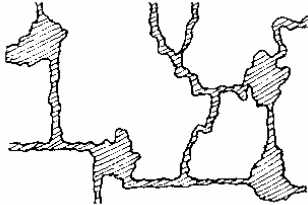
The City will use principles of place making to build on its prior efforts, such as the Roswell Road streetscape demonstration project and designation of a Main Street area for a Town Center. As appropriate, transitional residential neighborhoods will be integrated into redevelopment projects that front on the road corridor. The Roswell Road corridor will be further delineated into distinct corridor segments, centered on major east-west intersecting roads, guided by redevelopment plans and specially designed implementing regulations. The corridor will receive a substantial share of the City's projected population and employment increases.

Sandy Springs will concentrate a majority or substantial share of the projected population and employment increases within designated live/work centers. The City will promote the increase of its tax base, employment opportunities, and business growth. Development and redevelopment in designated live/work centers will provide more housing in live/work centers and will emphasize connectivity to MARTA stations as central points of activity and mobility.



One of the entrances to Sandy Springs MARTA Station, to which employees of multi-story office buildings have access.

Streams in the City will be protected, and the forested character of the City will be maintained. Sandy Springs will acquire more green and open spaces, connecting parks, work places, destinations, and neighborhoods, and forming a citywide system.



A citywide system of connected parks, greens and open spaces.



**Chattahoochee River at Ray's on the River
in the Powers Ferry area.**

Sandy Springs is committed to Americans with Disabilities Act (ADA) compliance and the provision of accessibility in programs, services and facilities. Sandy Springs will consider accessibility as a foundation in all planning, design, and implementation efforts.

CHARACTER AREA MAP AND DESCRIPTIONS

The Community Assessment Report, which was adopted January 16, 2007, contained a map titled "Preliminary Visionary Character Areas." That map was used to inform the development of the Community Agenda and the City's Future Land Use Map, which the City considers the "future development map" for purposes of compliance with state administrative rules for local planning. This Community Agenda includes the visionary character area map in order to comply with minimum state requirements for a future development map. The primary purpose of the visionary character area map, in the case of Sandy Springs, was to identify general areas that have some common threads (e.g., design features, commonalities of the built environment, shared natural resources, etc.). The visionary character area map provided a basis for reviewing land use policies; however, the Future Land Use Map (see discussion later in this chapter) is considered more relevant to Sandy Springs for ongoing management of future development patterns and establishing short-term implementation measures, since the City's zoning ordinance and development regulations continue to be the primary means of implementation of the City's vision for development. Due to the potential overlap and possible complications of too much data on one map, the visionary character area map has not been shown as an overlay to the Future Land Use Map; however, the concept of "protected neighborhoods" has been used to develop a separate Protected Neighborhood Map for future reference and can be found in this section.

Character-Defining Features

The following list provides several but not all of the major design features and land use characteristics that help planners and citizens delineate areas with unique character. That character may be based on existing development, and/or it may result more from the vision of what the City wants these areas to become in the future.

- Suburban versus more urban intensities
- Single-function land use versus mixed or multiple function land uses
- Surface versus deck parking
- Building orientation removed from or close to the roadway
- Orientation to patrons in automobiles or pedestrians via rail and/or bus transit
- Grid pattern versus curvilinearity of public and private streets
- Disconnectedness versus connectivity and relation to surroundings
- Lack of identity and uniqueness versus special design features and amenities (e.g., streetscapes) that add to sense of place
- Redevelopment prospects (unlikely, anticipated, encouraged)
- Jobs-housing relationship (balanced, unbalanced)
- Implementation of State Quality Community Objectives (see glossary for QCO definition)
- Special implementation measures now used or to be implemented.

List of Character Areas

Table 1.1 that follows provides a list of character areas identified for inclusion in the Community Agenda as required by the state's planning rule 110-12-1-.03 and as applicable to an analysis of these areas for Sandy Springs. Table 1.2 provides a comparison of character defining features for the proposed conservation and predominantly residential character areas. Table 1.3 provides similar information for nonresidential/ mixed use character areas.

Table 1.1
Visionary Character Areas

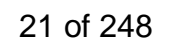
1. Conservation	4. Urban Residential	7. Town Center Redevelopment
2. Master Planned Community	5. Mixed Use – Neighborhood Scale	8. Employment
3. Protected Neighborhood	6. Mixed Use – Community Scale	9. Regional Transit-Oriented Activity Center

Table 1.2
Comparison of Character Defining Features
Conservation and Predominantly Residential Character Areas

Character-Defining Feature	Conservation	Master Planned Community	Protected Neighborhood	Urban Residential
1. Suburban versus more urban intensities	N/A	Suburban, low density	Suburban, low density	Urban
2. Single-function land use versus mixed land uses	N/A	Single-function, with open space; single housing type	Single-function; single housing type	Single-function, mostly single housing type
3. Surface versus deck parking	Surface, gravel preferred	Surface parking only	Surface parking only	Surface parking only
4. Building orientation removed from or close to corridor	N/A (sensitive to environment)	Spacious setbacks from subdivision streets	Spacious setbacks from subdivision streets	Setback 30 feet or more from highway right-of-way
5. Orientation to patrons in automobiles or pedestrians via rail and/or bus transit	N/A	Automobile oriented	Automobile oriented	Automobile oriented with pedestrian amenities
6. Grid pattern versus curvilinearity of public and private streets	N/A	Curvilinear	Curvilinear with cul-de-sacs	Grid pattern with some curvilinear designs
7. Disconnectedness versus connectivity and relation to broader whole	Connection to other green space	Connected via golf course; streets are disconnected (cul-de-sacs)	Disconnected (cul-de-sacs)	Internal connectivity but external disconnectedness
8. Lack of identity and uniqueness versus special design features and amenities	N/A; Natural features only	Unique through master planning features	Subdivisions lack individual identities and special design features except at entrances	Developments lack individual identities except at entrances
9. Redevelopment prospects (unlikely, anticipated, encouraged)	N/A	Not anticipated	Not anticipated	Not anticipated for most complexes; encouraged for more obsolete complexes
10. Jobs-housing relationship (balanced, unbalanced)	N/A	Unbalanced in favor of housing	Unbalanced in favor of housing	Unbalanced in favor of housing
11. Overarching Principle	Environmental Protection	Neighborhood Protection	Neighborhood Protection	Maintain Stability

Table 1.3
Comparison of Character Defining Features
Predominantly Non-Residential Character Areas

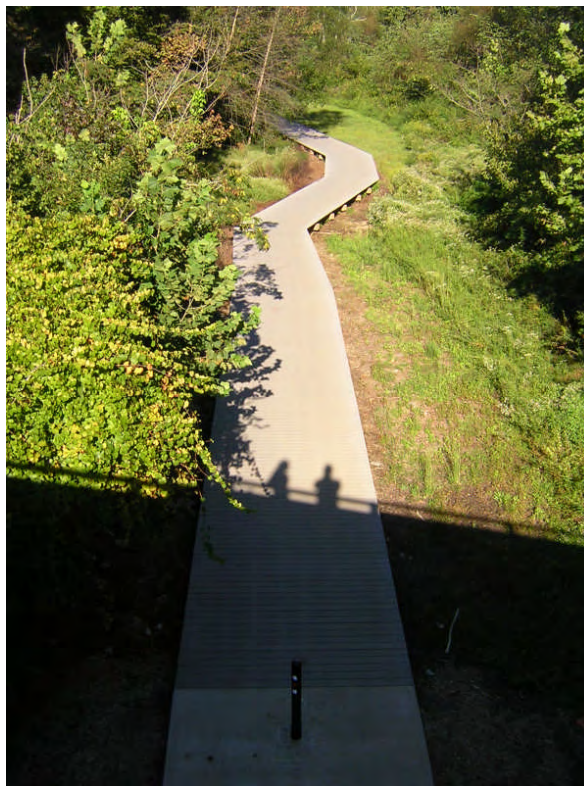
Character-Defining Feature	Mixed Use – Neighborhood Scale	Mixed Use – Community Scale	Town Center Redevelopment	Employment	Transit-Oriented Activity Center
1. Suburban versus more urban intensities	Suburban	Suburban to urban redevelopment	Urban	Suburban and Urban	Urban
2. Single-function land use versus mixed land uses	Pedestrian retail and mixed uses including housing and offices above retail	Commercial and residential areas are mostly single-function but connected	Mixed uses through redevelopment	Offices with limited commercial integrated into office buildings	Predominantly mid- and high-rise offices but with mixed uses strongly encouraged
3. Surface versus deck parking	Surface parking only	Deck parking most suitable	Both surface and deck parking	Usually deck parking	Predominantly deck parking
4. Building orientation removed from or close corridor	Pedestrian retail and mixed use buildings frame the corridor	Mixed-use buildings close to street in activity centers	No or little setback from corridor and internal streets	Usually set back from roads and centered on site	No or little setbacks; oriented to transit
5. Orientation to patrons in automobiles or pedestrians via rail and/or bus transit	Pedestrian orientation takes precedence over automobile access	Combination of auto and pedestrian/transit orientation	Pedestrian orientation to bus transit takes precedence over automobile access	Automobile oriented	Pedestrian orientation to rail and bus transit takes precedence over automobile access
6. Grid pattern versus curvilinearity of public and private streets	Grid pattern of short streets and blocks are encouraged	Grid pattern with some curvilinear designs	Grid pattern of short streets and blocks are encouraged	N/A – usually oriented to highway interchanges	Grid pattern of short streets and blocks are encouraged
7. Disconnectedness versus connectivity and relation to broader whole	Connected to adjacent development	Connections between uses and developments	High level of connectivity among uses and development	Usually self-contained without significant connections to adjacent uses	High level of connectivity among uses and development
8. Lack of identity and uniqueness versus special design features and amenities	Identity and uniqueness is achieved through compactness and special features	Anticipated and encouraged	Identity and uniqueness is achieved through compactness and special features	Multi-story building height is a defining feature	Identity and uniqueness is achieved through compactness and special features
9. Redevelopment prospects (unlikely, anticipated, encouraged)	Anticipated and encouraged	Anticipated and encouraged	Encouraged through formal public-private means	Unlikely	Some redevelopment and retrofit
10. Jobs-housing relationship (balanced, unbalanced)	Improve imbalance of jobs with new housing	Prospects for balance through redevelopment	Provide balance of jobs and housing	Heavily unbalanced in favor of jobs	Improve imbalance of jobs with new housing
11. Overarching Principle	Identifiable Mixed Use Node	Mixed use	Create a Mixed-use Town Center	Multi-story employment	Regional Mixed Use Destination/ Employment Center



The descriptions that follow offer examples that can be found in Sandy Springs that meet the Character Defining Features listed above in Tables 1.2 and 1.3. Other illustrations are also included to describe the concepts important to the community's potential future design.

Conservation

This area corresponds with major public park lands and private park lands. Major features include federally owned greenspaces along the Chattahoochee River.



- Land Uses: Few if any land uses other than passive recreation and public and private park spaces.
- Character: Natural environment with some recreational amenities
- QCOs Implemented: Environmental Protection; Open Space Preservation; Regional Identity
- Implementation: Floodplain management overlay; Metropolitan River Protection Act and Regional River Plan; Recreation and Park Master Plan; Tributary Buffer Ordinance; Tree Conservation Ordinance



**Cochran Shoals, Powers Island unit of the
Chattahoochee River National Recreation Area**

Protected Neighborhood

This category applies throughout Sandy Springs and encompasses the largest land area of any character area. It is represented by conventional, suburban subdivisions of exclusively detached, single-family homes. The design of these neighborhoods is mostly conventional suburban, usually with curvilinear streets and cul-de-sacs. Densities range from less than one unit per acre to approximately three units per acre, though some subdivisions may be slightly higher densities.

Within this character area, no zoning changes will be permitted for higher densities than those designated on the future land use plan (to be revisited and readopted), and no uses other than detached, single-family residences and supporting institutional or recreational facilities serving the immediate neighborhood will be permitted. Protected neighborhoods will receive only a minor share of the citywide population increase projected during the next twenty years; limited amounts vacant land exists within these areas, so infill development is possible in some areas but limited overall. A significant amount of tree cover remains and through traffic is minimized.



Residents of a protected neighborhood along Roberts Drive express their discontent with a rezoning.

■ Land Uses:	Exclusively detached, single-family residential
■ Character:	Suburban, curvilinear with cul-de-sacs
■ QCOs Implemented:	Housing Opportunities; Sense of Place
■ Implementation:	Single-family zoning districts of varying densities

Master Planned Community

This category only has one application in Sandy Springs – the Huntcliff master planned community. Master-planned communities are planned at a scale of several hundred acres at minimum, and incorporate green space and/or recreation. In the case of Huntcliff, the community is designed around a golf course (shown as conservation on the character area map) and the Chattahoochee River.

■ Land Uses:	Predominantly detached, single-family residential
■ Character:	Suburban, master planned
■ QCOs Implemented:	Open Space Preservation, Housing Opportunities
■ Implementation:	Community Unit Plan zoning district

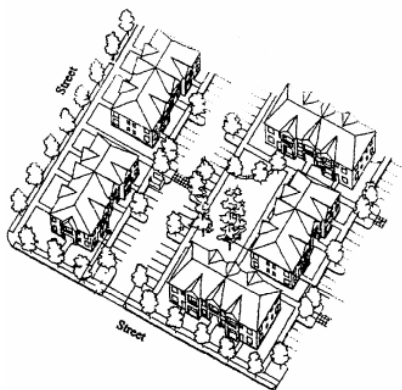


Urban Residential

This category applies to higher-density residential developments, mostly apartments. Densities are generally at least eight (8) units per acre with most complexes developed at densities of 12 to 14 units per acre. Some townhouse developments also exist within this category, usually at lower than average densities. These character areas are located within or adjacent to the Roswell Road corridor or in between GA 400 and Roswell Road. Character consists mostly of “garden style” apartments. In the case of fee-simple townhouses, character consists of small, narrow lots (20' by 100' typical) oriented to a public or private street grid pattern. These areas may undergo some rehabilitation of housing units over time, or conversion to condominiums. Redevelopment of obsolete complexes is considered desirable, in order to improve neighborhood conditions. Some apartment complexes may convert to condominiums. With regard to their character, urban residential areas are served mostly by private streets, and some apartment complexes provide their own amenities. Very little vacant land exists within these character areas. Land uses other than multi-family are unlikely, although institutional and recreational facilities serving the developments may exist or be permitted. Redevelopment of urban residential may properly integrate neighborhood-serving retail and services uses. Some of these communities may be gated (restricted access). Most of these areas are within walking distance to bus transportation (i.e., along the Roswell Road corridor).

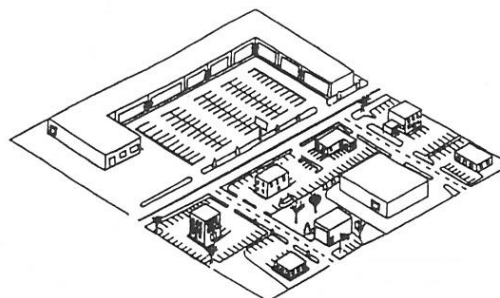
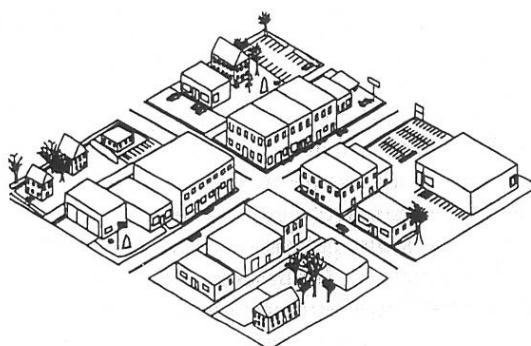
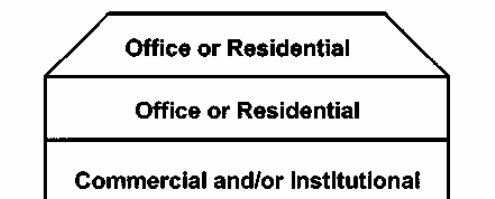
■ Land Uses:	Predominantly multi-family housing
■ Character:	Urban
■ QCOs Implemented:	Housing Opportunities; Transportation Alternatives
■ Implementation:	Multi-family zoning districts of varying densities



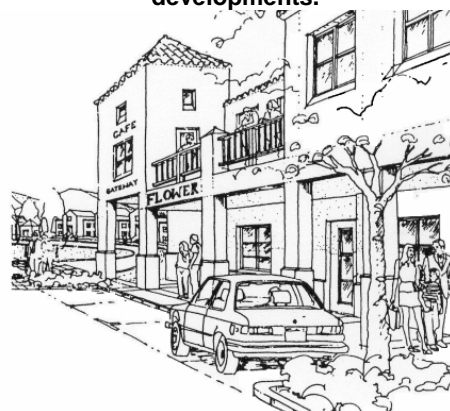


Mixed Use – Neighborhood Scale

This character area corresponds primarily to properties along Roswell Road. A wide variety of land uses exists within areas designated as neighborhood-scale mixed use. Currently, though different land uses may exist, few if any of them are presently developed as horizontally integrated and connected mixed uses. Therefore, the mixing of uses will take place in the form of redevelopment that adds additional height, appropriate building intensities, and residential uses. The scale of redevelopment remains one that will serve immediate residential neighborhoods, however, as opposed to a community or regional market.



Conventional suburban development patterns can be transformed into neighborhood mixed-use developments.

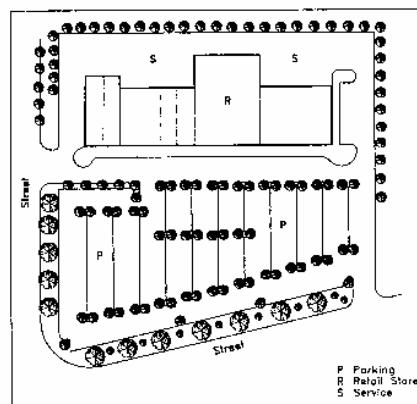


- Land Uses: Predominantly commercial uses, including highway businesses, some offices and institutions; but which through redevelopment will become pedestrian-friendly, mixed-use activity centers including residential uses, with intensities greater than that found in existing suburban commercial development but still compatible with abutting residential neighborhoods.

- **Character:** Compact, pedestrian-friendly mixed-use, following principles of new urbanism
- **QCOs Implemented:** Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives
- **Implementation:** Mixed use zoning districts or form-based codes; design review; public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities

Mixed Use – Community Scale

This character area is similar to the mixed use – neighborhood scale character area but with additional intensity. It applies to several (but not all) of the Live-Work nodes as shown on the proposed Future Land Use map. Existing development in this character area is primarily suburban shopping centers and multi-family complexes to the rear of the commercial corridor.



Conventional shopping center layouts offer opportunities for mixed-use redevelopment

The vision for the community-scale mixed use character area is one of redevelopment into pedestrian-friendly mixed-use centers. Existing shopping centers on larger parcels provide the best prospects for redevelopment at higher intensity with mixed uses with a pedestrian and transit orientation. Redevelopment may require the introduction of parking decks, since new buildings are likely to replace some of the surface parking, particularly within existing suburban shopping centers.

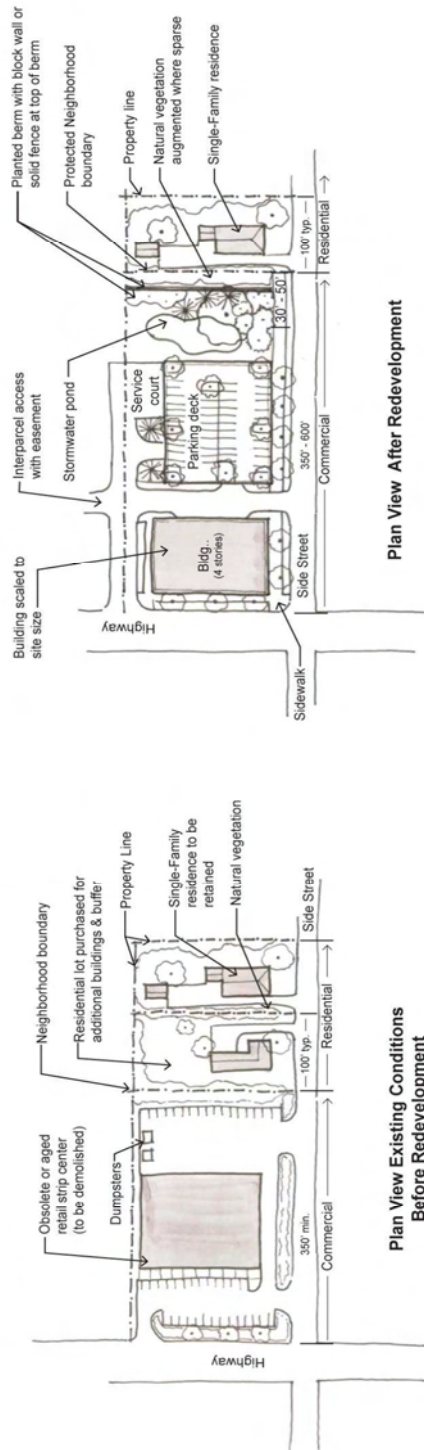




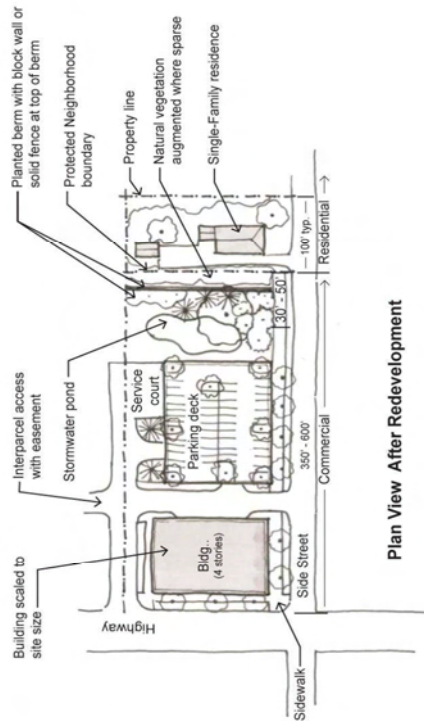
The vision also includes refurbishment and redevelopment of multi-family complexes for higher quality residences, at greater density and height than provided in existing complexes. Attention will be given during redevelopment to connections between the mixed-use areas and predominantly multi-family residential (redeveloped) complexes.

- Land Uses: Suburban shopping centers redeveloped into compact, mixed-use activity centers; Multi-family complexes redeveloped for higher-end, higher density housing
- Character: Redevelopment following principles of New Urbanism
- QCOs Implemented: Regional Identity; Appropriate Business; Employment Options; Housing Opportunities; Transportation Alternatives; Sense of Place
- Implementation: Mixed-use redevelopment zoning; multi-family redevelopment zoning; form-based code

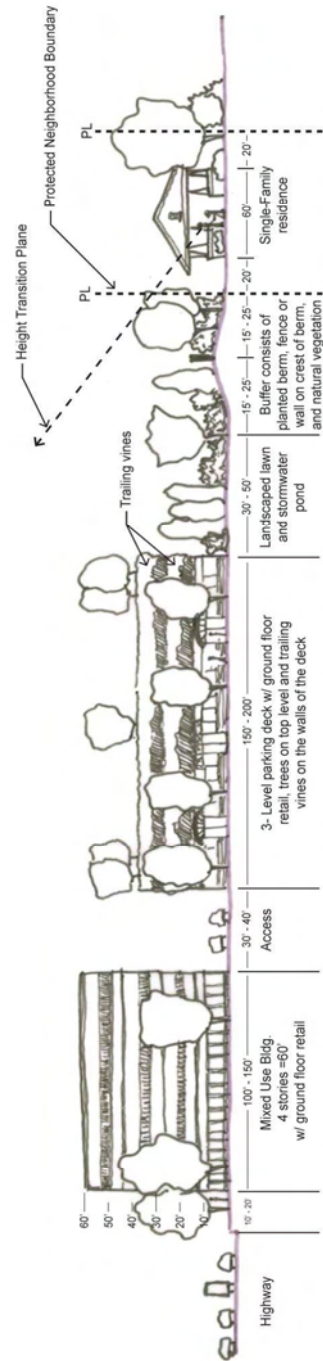
The map illustration that follows provides a “Before and After” overview of existing conditions for a typical auto-oriented retail development prior to redevelop as a more compact and better utilized land area with interparcel access, appropriate storm water facilities and improved buffering between adjacent land uses.



**Plan View Existing Conditions
Before Redevelopment**



Plan View After Redevelopment



Redevelopment Elevation View from Side Street

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Employment

This category corresponds with areas in Sandy Springs near Interstate 285 (at Powers Ferry) and SR 400 that have been developed primarily with multi-story office towers. Some commercial uses may also exist in these developments. The character of these areas is one where the development pattern focuses on cars, though provisions for accommodating pedestrians are provided. Development in this district usually has a campus-type environment, with edges defined by generous landscaping and buildings set back far from the road. Residential development does not exist in employment centers, but the introduction of housing within or close by achieves objectives of more balanced jobs and housing mix in these locations. Parking is provided primarily in decks. Some employment areas are lower intensity, single-story office and business parks. These districts are close to commercial areas and are generally served by bus transit.

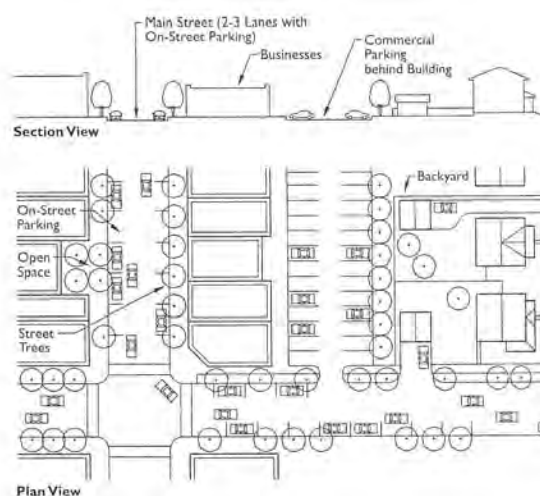
- Land Uses: Predominantly office and institutional uses, though some neighborhood commercial uses may also exist
- Character: Urban, campus style setting
- QCOs Implemented: Appropriate Business; Employment Options
- Implementation: Office and business park zoning district



Town Center Redevelopment

This area is currently being defined through discussions between the Mayor and City Council and the Citizens Advisory Committee. Its actual boundaries are not established at this point; however, it may potentially cover an area along Roswell Road from Glenridge Road at the south, across Interstate 285, to Abernathy Road, although it will likely be a more compact area. Boundaries currently under discussion define Town Center as Cliftwood north to Vernon Woods, west to Sandy Springs circle, and east to Boylston. Presently, some pedestrian amenities exist and streetscape improvements have been installed or are planned. Sandy Springs' Town Center will be the subject of concerted efforts to redevelop properties into compact, pedestrian-friendly mixed use developments, on a scale and intensity that is greater than neighborhood-scale and community-scale mixed use character areas. The Town Center is served by bus transit. At the time of redevelopment, automobile parking will focus on structured parking decks, underground parking and parking at the rear of commercial uses. Shared parking in the form of common multi-user parking lots may also be an option.

- **Land Uses:** Predominantly commercial uses in pedestrian retail districts, along with some offices and institutions; intensities are greater than that found in neighborhood- and community-scale mixed-use character areas
- **Character:** Compact, pedestrian-friendly mixed use, following principles of new urbanism; civic institutions attain prominence through urban design principles
- **QCOs Implemented:** Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives
- **Implementation:** Mixed use zoning districts; design review; public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities



City Walk - Hammond Dr.

Within the Town Center redevelopment character area, there is an “interchange focus area” that overlays property surrounding the interchange of Roswell Road and Interstate 285. The purposes of designating the interchange focus area within the Town Center redevelopment district are threefold. First, ongoing studies of I-285 and public transit suggest that the interchange may receive upgraded transit service of some sort. Secondly, the focus area may be developed at higher intensities than other parts of the Town Center redevelopment district. Third, within the interchange focus area it is recognized that pedestrian-oriented retail and “walkability” is difficult to achieve given the function of the highway interchange.



In-fill Multi-Use development at Hammond Dr.

- Newly constructed brick multi-use development is located along Hammond Road
- This large complex features a national grocery chain and many retail and office units
- Building placement is at the right-of-way of Hammond Drive and incorporates on-street parking
- Newly constructed streetscape along Hammond Drive features many street trees, street lamps, benches, and decorative paving
- Representative of "Downtown Redevelopment" Character Area

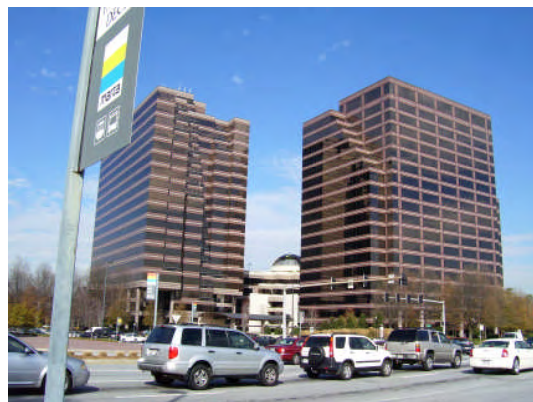


Businesses in Downtown Redevelopment area

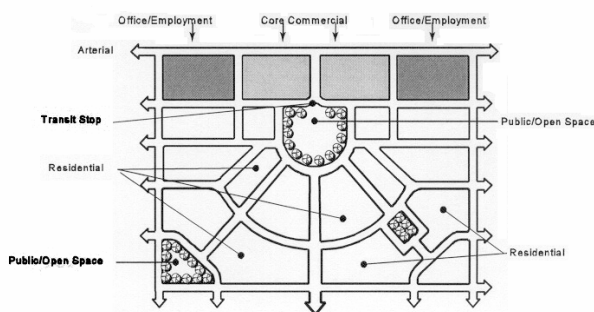
- New streetscape has been installed on Roswell Road between Johnson Ferry Road and Hammond Drive according to adopted design standards
- Includes wide sidewalks, pedestrian scaled street lamps, street trees, landscape buffers, low stone walls to separate parking and pedestrian facilities, decorative paving, benches and permanent trash receptacles
- Representative of "Downtown Redevelopment" Character Area

Regional Transit-Oriented Activity Center

This designation corresponds with one large regional employment center between SR 400 and the DeKalb County line. It joins the Perimeter Mall area in DeKalb County. This area includes the Perimeter Center Community Improvement District (CID) in Fulton County. Development consists of high-intensity, mid- and high-rise office towers, and an orientation to (and connection with) MARTA rail stations.



In the parts of this district not within reasonable walking distance of MARTA rail stations, development is or will be oriented toward bus transit available along major corridors. Residential development currently exists in parts of the activity center but is developed as single use rather than multiple or mixed uses. However, mixed use developments have zoning approval, and some are underway. These areas do not necessarily have uses mixed on the same property or site presently, though mixed-use redevelopment is strongly encouraged if not required.



The area is also out of balance, with many more jobs than housing, and concerted efforts will be made to balance the jobs and housing on existing properties and within the center's boundaries as a whole.

- **Land Uses:** Predominantly mid- and high-rise office buildings with supportive retail commercial uses, along with some offices and institutions; intensities are greater than that found in neighborhood and community mixed use character areas
- **Character:** Compact, pedestrian-friendly mixed use, following principles of transit-oriented development
- **QCOs Implemented:** Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives; Regional Cooperation and Regional Solutions with DeKalb County and the CID
- **Implementation:** Mixed use zoning districts; design review; public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities; Community Improvement District (CID)

FUTURE LAND USE PLAN MAP

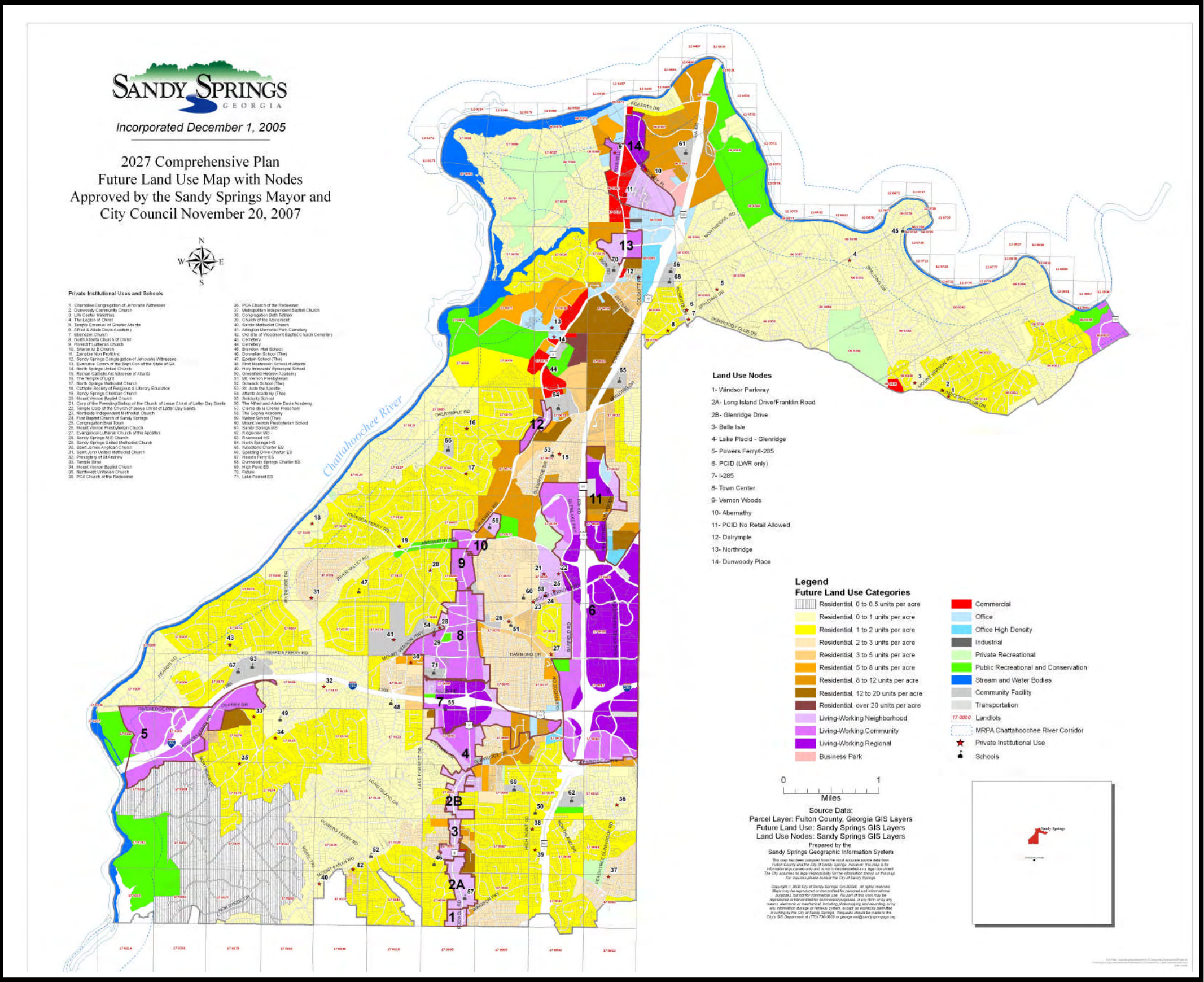
Under the state's local planning standards, a future land use plan map is considered optional. Although optional under state rules, this map is considered essential in the case of Sandy Springs. The map will remain the most useful map in terms of making zoning decisions, since unlike the visionary character area map, it will provide specific recommendations for land uses on a parcel basis. It should be noted that the future land use plan map was the subject of considerable work by the Comprehensive Plan Citizens Advisory Committee (CAC), who met on March 26 and 28, and April 3 and 23 to review recommended revisions to the existing map adopted on June 20, 2006. The final revised map and the map documenting the recommended revisions are included following Table 1.4. Additional discussion was also held on the boundaries of the Town Center and Live Work nodes, which is provided on a node map and also included.

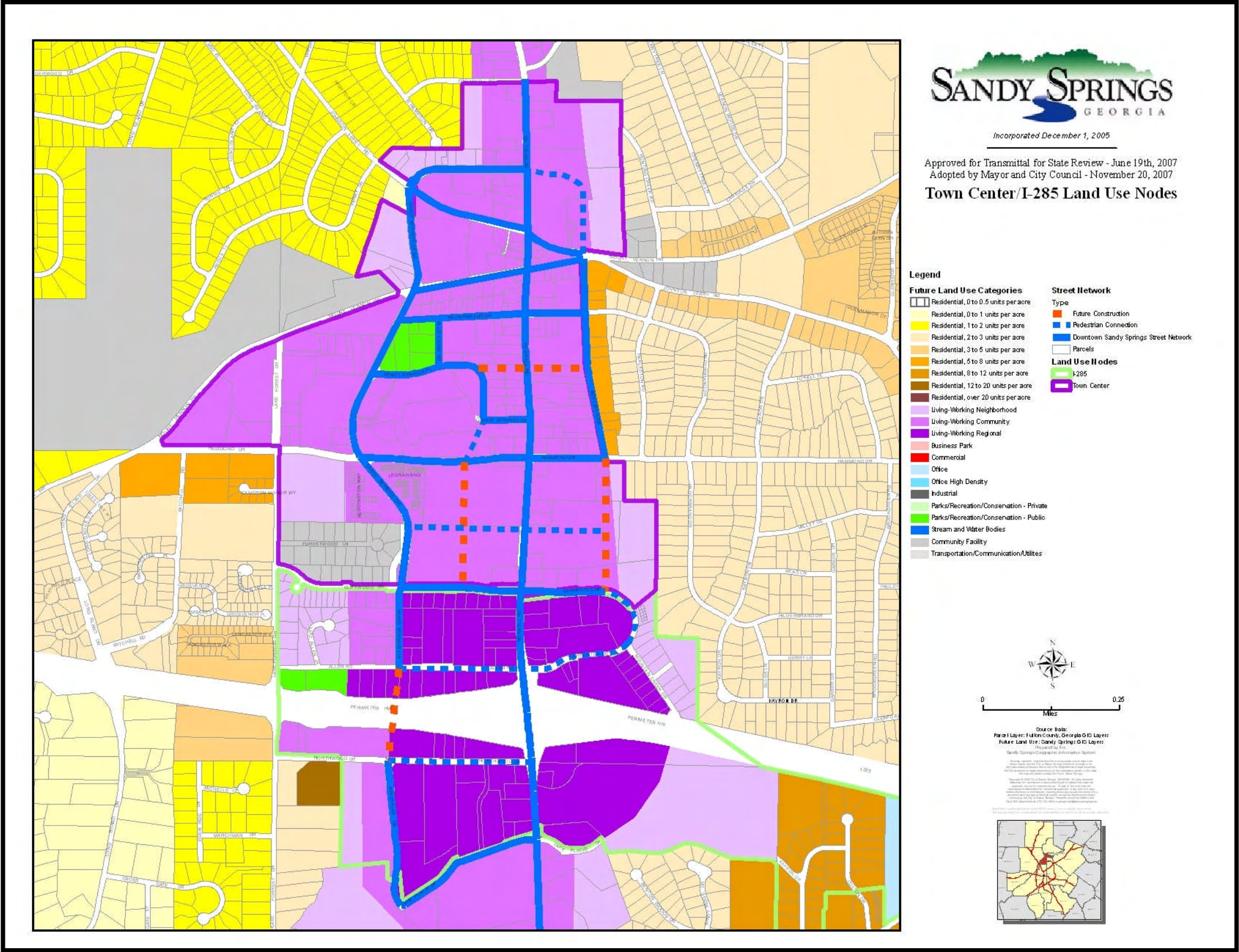
Table 1.4
Future Land Use Plan Map Categories

Abbreviation	Name of Category
1. R0-0.5	Residential, 0 to 0.5 Unit per Acre
2. R0-1	Residential, 0 to 1 Unit per Acre
3. R1-2	Residential, 1 to 2 Units per Acre
4. R2-3	Residential, 2 to 3 Units per Acre
5. R3-5	Residential, 3 to 5 Units per Acre
6. R5-8	Residential, 5 to 8 Units per Acre
7. R8-12	Residential, 8 to 12 Units per Acre
8. R12-20	Residential, 12 to 20 Units per Acre
9. R20+	Residential, 20+ Units per Acre
10. P-I	Public-Institutional
11. TCU	Transportation/Communication/Utilities
12. O	Office
13. OH	Office – High Intensity
14. C	Commercial
15. BP	Business Park
16. LWN	Living Working Neighborhood
17. LWC	Living Working Community
18. LWR	Living Working Regional
19. PRC	Park/Recreation/Conservation

**TABLE 1.5: CITY OF SANDY SPRINGS
FUTURE LAND USE DESIGNATION/ZONING DISTRICT CLASSIFICATION COMPARISON TABLE
UNOFFICIAL – FOR USE AS A GUIDE ONLY**

Future Land Use		Recommended Density	Corresponding Zoning District	Minimum Lot Area per Unit	Maximum Density Allowed by Zoning (Units per Acre)
R0-0.5	Residential	0 to 0.5 units per acre	R-1	2 acres	0.50
R0.5-1	Residential	0.5 to 1 units per acre	R-2	1acre	1.00
			AG-1	1 acre or 3 acres See Zoning Ordinance	0.50 or 0.33 See Zoning Ordinance
R1-2	Residential	1 to 2 units per acre	R-2A	27,000 sq. ft.	1.61
R2-3	Residential	2 to 3 units per acre	R-3	18,000 sq. ft.	2.42
			R-3A	18,000 sq. ft.	2.42
R3-5	Residential	3 to 5 units per acre	R-4A	12,000 sq. ft.	3.63
			R-4	9,000 sq. ft.	4.84
			R-6	9,000 sq. ft.	4.84
			CUP (single family)	See Zoning Ordinance	5.00 See Zoning Ordinance
			NUP	4,000 sq. ft.	5.00
R5-8	Residential	5 to 8 units per acre	R-5	7,5000 sq. ft.	5.81
			MHP	See Zoning Ordinance	5.50 See Zoning Ordinance
R8-12	Residential	8 to 12 units per acre	R-5A	4,000 sq. ft.	10.89
			CUP (multifamily)	See Zoning Ordinance	9.00 See Zoning Ordinance
			TR	2,000 sq. ft.	9.00
R12-20	Residential	12 to 20	A	See Zoning Ordinance	14.00
R20+	Residential	Over 20 units per acre	A-L	See Zoning Ordinance	See Zoning Ordinance
BP	Business Park	--	O-I	See Zoning Ordinance	See Zoning Ordinance
O	Office	--		See Zoning Ordinance	See Zoning Ordinance
OH	Office High Density	--		See Zoning Ordinance	See Zoning Ordinance
LWN	Live Work-Neighborhood	Residential-up to 5 units/acre Commercial/Office-up to 10,000 sf/acre	MIX	See Zoning Ordinance	See Zoning Ordinance
LWC	Live Work-Community	Residential-up to 20 units/acre Commercial/Office-up to 25,000 sf/acre		See Zoning Ordinance	See Zoning Ordinance
LWR	Live Work-Regional	Residential-over 20 units/acre Commercial/Office-over 25,000 sf/acre		See Zoning Ordinance	See Zoning Ordinance
C	Commercial	--	C-1	See Zoning Ordinance	See Zoning Ordinance
			C-2	See Zoning Ordinance	See Zoning Ordinance
I	Industrial	--	M-1A	See Zoning Ordinance	See Zoning Ordinance
			M-1	See Zoning Ordinance	See Zoning Ordinance
			M-2	See Zoning Ordinance	See Zoning Ordinance
PR	Private Recreational	--	--	--	--
PRC	Public Rec & Conservation	--	--	--	--





Residential - 0 to 0.5 Unit per Acre (R0-0.5)

This category is the lowest density of all the residential categories. It applies to established single-family, detached, residential subdivisions. Such areas may be served by public water and sanitary sewer, or just public water, but the densities are low enough (lot sizes large enough) to support individual wells and septic tanks. The designation applies to an area in southwest Sandy Springs which is zoned R-1, Single Family Dwelling (two acre minimum lot size).

Residential - 0 to 1 Unit per Acre (R0-1)

This category applies to established single-family, detached, residential subdivisions at densities of one unit per acre, or less. Such areas are served by public water but may or may not be served by sanitary sewer. Densities are low enough (lot sizes large enough) to support septic tanks, and in some cases, individual wells and septic tanks. The designation applies to areas throughout Sandy Springs, especially the residential area east of Georgia 400 north of Dunwoody Club Drive, as well as subdivisions along the western boundary of the city (Chattahoochee River). The maximum density is one unit per acre. This future land use category is implemented with the R-2, Single Family Dwelling, and AG-1 Agricultural zoning districts.

Residential - 1 to 2 Units per Acre (R1-2)

This category applies to established single-family, detached, residential subdivisions at densities of one to two units per acre. Such areas are generally served by public water and sanitary sewer, although in some cases densities may be low enough (lot sizes large enough) to support septic tanks. The designation applies to areas throughout Sandy Springs, especially the residential area east of Georgia 400 north of Dunwoody Club Drive, as well as subdivisions along the western boundary of the city (Chattahoochee River). This category is applied to residential neighborhoods throughout the City of Sandy Springs. This future land use category is implemented with the R-2A, Single Family Dwelling zoning district which requires a 27,000 square foot lot size (1.61 Units per Acre), as well as lower density zoning districts.

Residential - 2 to 3 Units per Acre (R2-3)

This category applies to detached, single-family homes at densities of two to three dwelling units per acre. These areas are served by public water and sewer. This designation applies primarily but not exclusively to established, single-family subdivisions in between Roswell Road and Georgia Highway 400. This future land use category is implemented with the R-3, Single Family Dwelling and R-3A, Single Family Dwelling zoning districts, both of which require an 18,000 square foot lot size (2.42 Units per Acre).

Residential - 3 to 5 Units per Acre (R3-5)

This residential category consists of three to five single family homes per acre served by public sewer and water. This category applies to limited areas between Roswell Road and Georgia Highway 400. This future land use category is implemented with the following zoning districts:

- R-4A, Single Family Dwelling, 12,000 square foot lot size (3.63 Units per Acre).
- R-4, Single Family Dwelling, 9,000 square foot lot size (4.84 Units per Acre).

- NUP, Neighborhood Unit Plan (single-family dwellings only, up to 5 Units per Acre)
- CUP, Community Unit Plan (single-family dwellings only, up to 5 Units per Acre)

Residential - 5 to 8 Units per Acre (R5-8)

This residential category allows for a range of dwelling types, which can include detached, single-family homes, and duplexes, with prospects for lower density townhouses and apartments within planned developments. These areas are served by public water and sewer. This category has limited application in Sandy Springs – a large area north of Morgan Falls Road west of Roswell Road, an area within the Huntcliff master planned community, and other smaller sites that are transitional between lower density residential neighborhoods and live-work designations. This future land use category is implemented with the following zoning districts:

- R-6, Two Family Dwelling, 9,000 square foot lot size (4.84 Units Per Acre)
- R-5, Single Family Dwelling, 7,500 square foot lot size (5.8 Units Per Acre)
- NUP, Neighborhood Unit Plan (single-family dwellings only, up to 5 Units Per Acre)
- CUP, Community Unit Plan (if limited to 8 Units Per Acre)

Residential - 8 to 12 Units per Acre (R8-12)

This residential category permits development between eight and twelve units per acre served by public water and sewer. Dwelling types may be single family detached, duplexes, and/or townhouses. In addition to the possible application of lower density residential zoning districts described above, this category is implemented by the following zones:

- R-5A, Single Family Dwelling, 4,000 square foot lot size (10.9 Units Per Acre)
- TR, Townhouse Residential (9 Units Per Acre)
- CUP, Community Unit Plan (9 Units Per Acre)
- MHP Mobile Home Park (modular and mobile homes) (10.9 Units Per Acre)

Residential - 12 to 20 Units per Acre (R12-20)

This residential category permits twelve to twenty residential units per acre served by public water and sewer. Dwelling unit types include townhouses, condominiums, and apartments. This category is limited geographically to only a few properties, all of which front on Roswell Road. This category is implemented by the A, Medium Density Apartment zone.

Residential – 12 to 20 Units per Acre (R20+)

This residential category permits twenty or more residential units per acre served by public water and sewer. Dwelling unit types includes condominiums and apartments. This category is limited geographically, with only a few exceptions, to properties which front on Roswell Road. This category is implemented by the A-L, Apartment Limited zoning district.

P-I Public-Institutional (P-I)

This category applies to state, federal or local government uses, and institutional land uses. Government uses can include city halls, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Institutional uses include colleges, schools, churches, cemeteries, hospitals, etc. In Sandy Springs, public and private schools, several churches, and

the cemetery north of Mt. Vernon Highway comprise the largest acreages designated in this category. This category can be implemented with a wide variety of zoning districts, since churches and schools can under appropriate conditions be located in most if not all residential zones, albeit some with a conditional use permit.

Transportation, Communication and Utilities (TCU)

This future land use category is required to apply to major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. In Sandy Springs, this designation applies primarily to MARTA rail stations and major road right-of-ways.

Office (O)

This category applies to office uses within buildings of up to four stories in height. Office uses in this category may be single office buildings on individual parcels, as well as office developments within planned office parks. In its application to Sandy Springs, this category is limited almost entirely to properties north of Abernathy Road. This category is implemented by the O-I, Office Institutional zoning district, which has a maximum height of four stories or 60 feet.

Office – High Intensity (OH)

This category applies to office uses within buildings of five stories or more in height. Office uses in this category may be single office buildings on individual parcels, though more than one office tower is the norm in Sandy Springs. This category is limited in its application within Sandy Springs. This category is implemented by the O-I, Office Institutional zoning district, with height variances.

Commercial (C)

This category includes retail, service and office uses which may be in single buildings or developed as part of a shopping center. This category is limited in its geographic application. It is implemented by the C-1 and C-2 (Community Business) zoning districts.

Business Park (BP)

The Business Park land use category allows two or more business uses, primarily office uses along with warehouses for storage and distribution. Limited assembly can be included. In Sandy Springs, this designation applies only to two sites at the intersection of Dunwoody Place and Roberts Drive. It is implemented with one or more office-institutional, industrial park, or light or heavy industry zoning districts.

Park/Recreation/Conservation

This includes parks, open space and recreational facilities owned by the City of Sandy Springs, Fulton County, and other governments, such as the National Park Service. The bulk of the lands designated within this category are lands set aside as open space/parks as part of the Chattahoochee River National Recreation Area.

Living Working Categories

The purpose of the living-working designations is to allow an appropriate and balanced mix of uses to create a live-work environment at a scale and character that is compatible with its surrounding community. Living Working areas will be activity centers where the community can live, work, shop, meet, and play. These areas should be compact, pedestrian-oriented, with a mix of uses (residential, civic, institutional, office, and retail/service, or some combination thereof, along with open space), both horizontally and vertically (i.e., more than one use in the same building). These classifications are intended to protect environmental resources, provide accessible open space, balance all modes of transportation, increase housing choices and improve prospects for civic interaction.

The uses within the living-working areas should be in close proximity to one another in order to encourage walking, and to increase mobility to those who do not drive especially the elderly and the young. Within these areas, there must be an appropriate transition of land uses, height and density/intensity at the edges abutting protected neighborhoods. Such areas should be planned with connections to adjacent properties where compatible, and to serve surrounding neighborhoods.

Some areas are designated this category in order to encourage the redevelopment of underutilized commercial, office and residential areas and to reshape sprawling commercial corridors into a more compact, mixed use, pedestrian-oriented environment.

The future land use plan map identifies three types of Living Working Areas²; each is described below.

1. **Living Working Neighborhood:** This is the lowest intensity option of the three living-working designations. These areas are intended to serve a single neighborhood or small group of adjacent neighborhoods, and to be compatible neighbors to lower density residential neighborhoods.
2. **Living Working Community:** This is a medium intensity/density category that is intended to serve a group of adjacent neighborhoods and to be compatible with low and medium density residential neighborhoods.
3. **Living Working Regional:** This is a high intensity/density category that applies adjacent to major transportation interchanges and/or rail transit stations (with the exception of the Live-work area at Dunwoody Place and Roswell Road). These areas have significant concentrations of employment.

² These designations have their origins in the Focus Fulton Comprehensive Plan 2025, Land Use Element (See "Types of Live-work Areas" and Table 6-16 in that document).

Table 1.6
Specifications for Living Working Categories

Designation	Sandy Springs LW Neighborhood	Sandy Springs LW Community	Sandy Springs LW Regional
1. Residential	Up to 5 units/acre	Up to 20 units/acre*	Over 20 units/acre
2. Commercial/Office Density	10,000 sf /acre	25,000 sf /acre	Over 25,000 sf/acre
3. Total Square feet/tenant	30,000 sf limit	100,000 sf limit	Case-by-case
4. Height Limit	2 story	4 story**	8 story***
5. Minimum Open and Green Space Components	10% -- 5% must be green space, the remaining 5% may be open space or green space	15% -- 10% must be green space, the remaining 5% may be open space or green space	20%**** -- 15% must be green space, the remaining 5% may be open space or green space

* Except at Powers Ferry Node where a maximum 10 units per acre is recommended.

** Except in Town Center where heights are allowed to be six stories maximum. See Town Center assemblage policy for height incentives and bonuses.

*** Except at I-285/Roswell Road node where heights are not proposed to be limited. Other permitted height variations apply to the PCID and can be found under the Land Use Policies in Chapter 5; on the east side of Roswell Road, north of Dunwoody Place, heights at this node are proposed to be limited to a maximum of 15 stories.

**** Except at Dunwoody Place Node where minimum open and green space components are required to be a minimum of 30% with 25% required to be green space and the remaining 5% may be open space or green space.

Additional Overlays

Nodes

The adopted Future Land Use Map shows all nodes (1-14) and their locations. The specific development standards and guidelines for each node are defined in Chapter 5. A graphic "Conceptual Mixed Use Nodal Development" is also included to offer initial guidance on the character of node areas to use during the review of potential living-working development or redevelopment proposals the City may receive in the future.

River Corridor

The Future Land Use Map shows the "Chattahoochee River Corridor (MRPA 2,000') boundary. The Metropolitan River Protection Act requires special reviews within the 2,000 foot corridor of the Chattahoochee River.

Protected Neighborhood Designation

The Visionary Character Area Map designated "protected neighborhoods" as part of the development of the Comprehensive Plan Community Assessment, which was the first phase of the development of the City's Comprehensive Plan (adopted January 16, 2007). That preliminary map is included for reference as it was used to inform the development of several other maps as part of the creation of the Community Agenda.

The boundaries of these areas were used to develop a Protected Neighborhood Map documenting the City's desire to clearly delineate areas where it is important to maintain a separation from the uses along Roswell Road and other area that might encroach into established residential neighborhoods. This desire to protect neighborhoods is an important aspect of the City's vision for its future. Additional policies addressing this issue can be found in Chapter 5 of this Community Agenda. Any development or redevelopment adjacent to a protected neighborhood boundary must be carefully considered for compatibility and an appropriate transition must be established.

